

MEMORANDUM

TO: Dora Anguiano, Planning Commission Coordinator
Planning and Development Review Department

FROM: Jennifer Grant, Property Agent
Land Management Section
Office of Real Estate Services

DATE: January 18, 2012

SUBJECT: F#8958-1109 Vacation of Right-of-Way adjacent to 813 S. Lamar Blvd.

Attached are the departmental comments and other information pertinent to the referenced right of way vacation. **The area being requested for vacation will be used to return the adjacent tract to its original size.** All affected departments and private utility franchise holders have reviewed this request and recommend approval.

The applicant has requested that this item be submitted for placement on the **January 24, 2012 Planning Commission Agenda** for their consideration.

Staff contact: Jennifer Grant at 974-7991 or landmanagement@ci.austin.tx.us.

Applicant: Mervin Fatter, Jr.

Property Owner: Mervin Fatter, Jr. and Barnaby Evans

Mr. Fatter (Applicant) will be present at the meeting to answer any questions regarding the project, if needed.



Jennifer Grant, Property Agent
Land Management Section

OFFICE OF REAL ESTATE SERVICES

Attachments

DEPARTMENT COMMENTS FOR THE
VACATION OF RIGHT OF WAY
ADJACENT TO 813 SOUTH LAMAR

AT&T	APPROVE, ANY UTILITY RELOCATION WILL BE AT THE PROPERTY OWNERS EXPENSE
AUSTIN ENERGY	APPROVE
AUSTIN TRANSPORTATION DIRECTOR	APPROVE
AUSTIN WATER	APPROVE
CAPITAL METRO	APPROVE
CODE COMPLIANCE	APPROVE
CTM – GAATN	APPROVE
EMS	APPROVE
FIRE	APPROVE
GRANDE COMMUNICATIONS	APPROVE
PARD	APPROVE
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Engineering)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Land Use Review-Transportation)	APPROVE
PLANNING & DEVELOPMENT REVIEW (Neighborhood Planning)	REFER TO PLANNING COMMISSION
PLANNING & DEVELOPMENT REVIEW (Zoning Review)	APPROVE
PUBLIC WORKS DIRECTOR	APPROVE
TEXAS GAS SERVICES	APPROVE
TIME WARNER	APPROVE
WATERSHED PROTECTION (Engineering)	APPROVE

Fatter & Evans Architects, Inc.

1 September 2011
Thursday

Jennifer Grant
City of Austin
Public Works/Real Estate Services Division
505 Barton Springs Road, Suite 1350
Austin, TX 78704

Re: Vacation Request of Street R.O.W. @
813 S. Lamar Blvd

Dear Jennifer:

This request to vacate the right of way in front of our property, is to return this tract of land to its original size. The City of Austin acquired this right of way in 1987 (refer to attached street deed). We purchased our tract of land in December of 2000. In 2003, we permitted and built our office project that is a two lot unified site plan (refer to the attached site plan). The site has all the required parking for the two buildings (existing and proposed). The site is zoned CS-V, and the use is office, no housing. The site is outside of the CBD and UT area.

Sincerely,


Mervin Fatter

APPLICATION FOR STREET OR ALLEY VACATION

File No. 8458-1109
Department Use Only

DATE: 9.6.11
Department Use Only

TYPE OF VACATION

Vacation of a: Street: ☒ or Alley: ☐ Hundred Block: 300
Name of Street/Alley: S. LAMAR BLVD
Property address: 813 S. LAMAR BLVD
Purpose of vacation: RETURN PROPERTY TO ORIGINAL SIZE

PROPERTY DESCRIPTION OF AREA TO BE VACATED

Parcel #: 01020201040000
Survey & Abstract No.: AB38 SUR20 DECEMBER 1 ACR 0.4210
Lot(s): _____ Block: _____ Outlot: _____
Subdivision Name: _____
Plat Book _____ Page Number _____ Document Number: 2000204366

RELATED CASES

	FILE NUMBERS
Existing Site Plan (circle one): <u>YES</u> NO	<u>SP-03-00706</u>
Subdivision: Case (circle one): <u>YES</u> NO	
Zoning Case (circle one): <u>YES</u> NO	

PROJECT NAME, if applicable:

Name of Development Project: 813 S. LAMAR OFFICE BUILDINGS
Is this a S.M.A.R.T. Housing Project (circle one): YES ~~NO~~

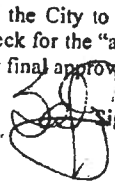
OWNER INFORMATION

Name: MERVIN FATTER JR
BARBARA EVANS (as shown on Deed)
Address: 8135 LAMAR Suite 100 Phone: 512 476 3181 Fax No.: 512 477 1739
City: AUS County: TRAVIS State: TX Zip Code: 78704
Email Address: MERVIN-FATTEREVANS@AUSTIN.PR.COM
(If multiple owners are joining in this request - complete names, addresses on each, must be attached.)

APPLICANT INFORMATION

Name: MERVIN FATTER JR
BARBARA EVANS
Firm Name: N/A
Address: 813 S. LAMAR BLVD
SUITE 100 Phone: 512 476 3181 Fax No.: 512 477 1739
City: AUS State: TX Zip Code: 78704
EMAIL ADDRESS: MERVIN-FATTEREVANS@AUSTIN.PR.COM

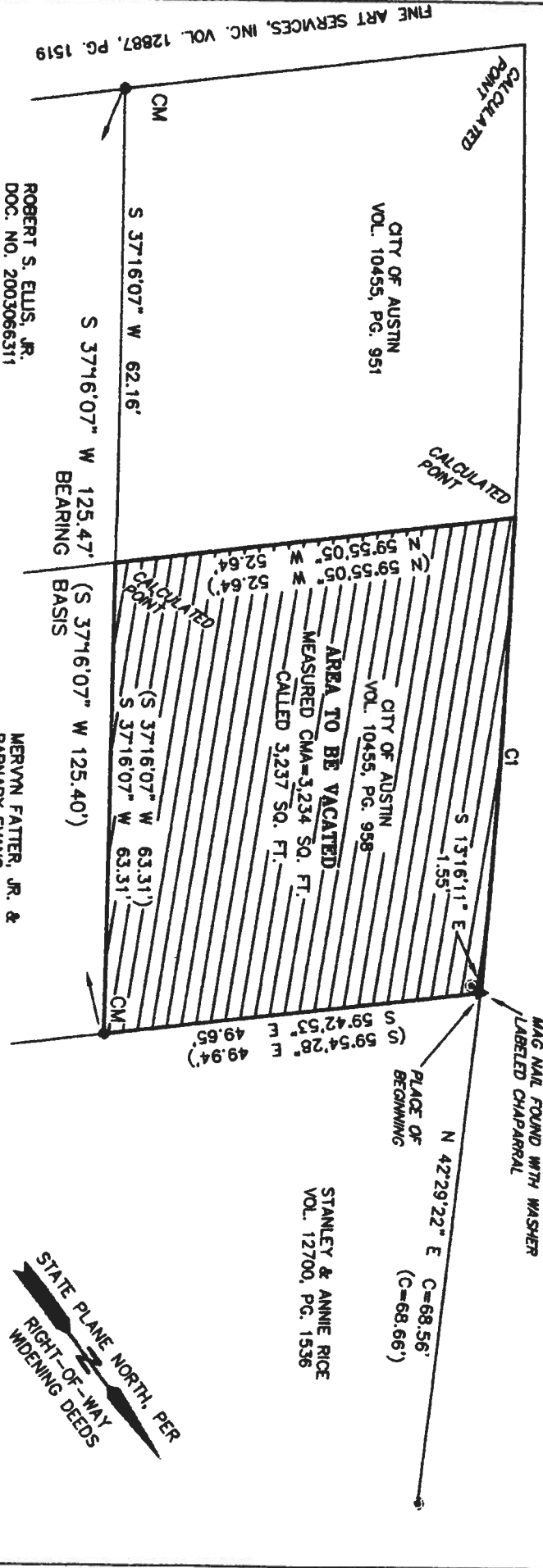
The undersigned Landowner/Applicant understands: 1) The application will be handled in accordance with the Policies and Procedures. 2) No action will be taken without payment of the non-refundable application fee or necessary documentation. 3) The application and fee in no way obligates the City to vacate the subject area. 4) It is further understood that all documents related to this transaction and a check for the "appraised value" must be delivered to the City of Austin prior to placing the item on the Council Agenda for final approval.

Signed By:  Landowner/Applicant

MEASURED CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1393.48'	63.93'	63.93'	N 39°54'24" E
(RECORD) CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1393.48'	63.72'	63.71'	N 39°41'01" E
				DELTA ANGLE
				02°37'43"

SOUTH LAMAR BOULEVARD

- MAP SYMBOLS:
- 1/2" REBAR FOUND
 - ⊙ IRON PIPE FOUND
 - CM CONTROL MONUMENT
 - () RECORD DATA FROM R.O.W. WIDENING DEEDS SHOWN HEREON
 - CM CALCULATED MAP AREA



ROBERT S. ELLIS, JR.
DOC. NO. 2003066311

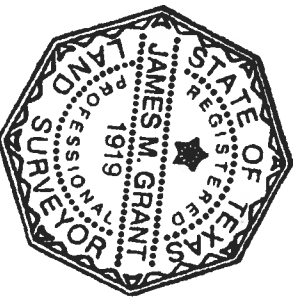
MERVYN FATTER, JR. &
BARNABY EVANS
DOC. NO. 2000204366

STANLEY & ANNIE RICE
VOL. 12700, PG. 1536

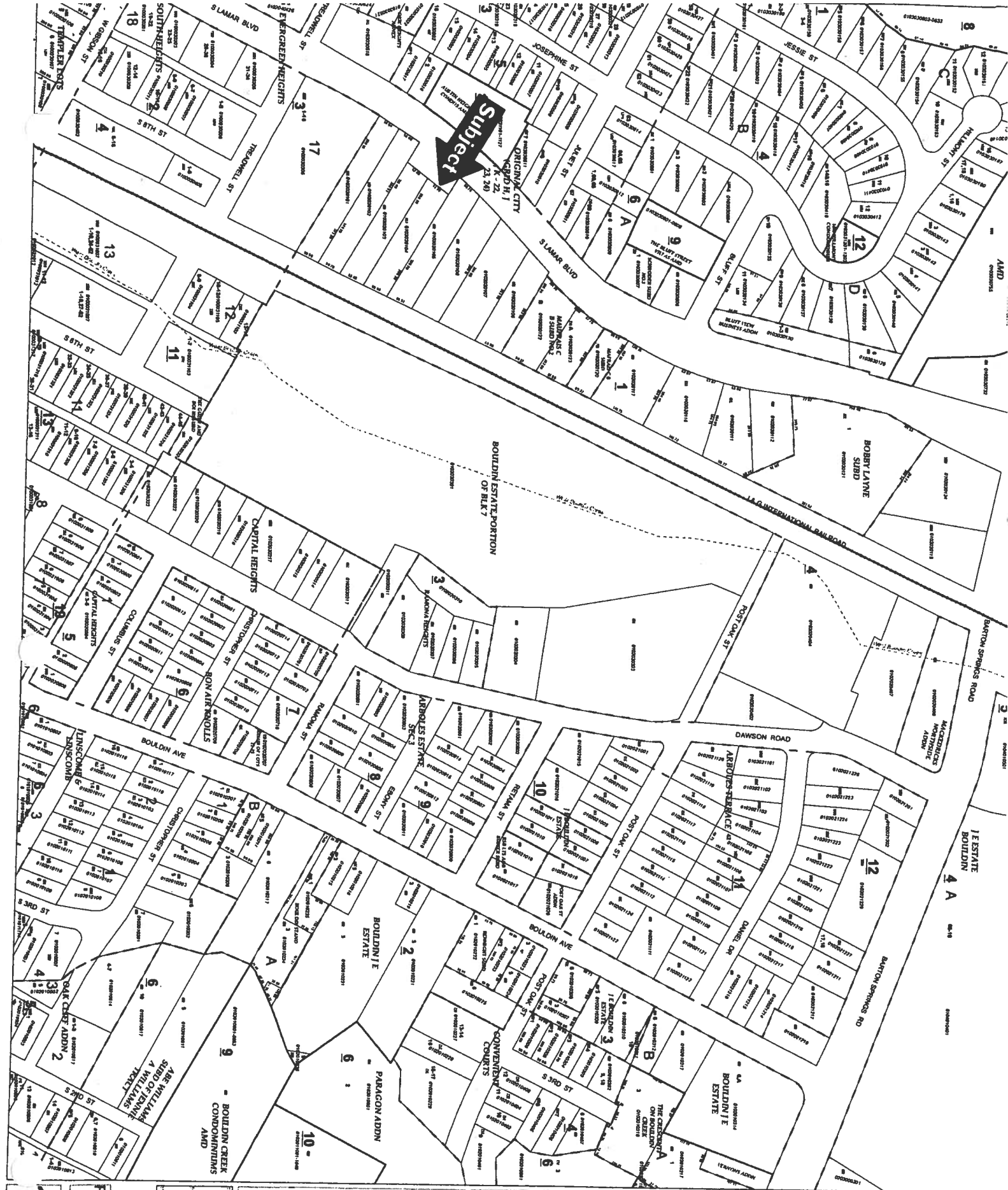


STATE PLANE NORTH. PER
RIGHT-OF-WAY
WIDENING DEEDS

P.O. BOX 807
MANCHACA, TEXAS 78652
(512)444-1781
JAMES M. GRANT, RPLS 1919
DATE: AUGUST 22, 2011



SKETCH TO ACCOMPANY LEGAL DESCRIPTION
FOR VACATION OF RIGHT-OF-WAY
OUT OF THE ISSAC DECKER LEAGUE IN THE
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



1 0202

Revision Date
6/28/2011

0 120 Feet

NAD_1983_StatePlane
Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic

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Travis Central Appraisal District

8314 Cross Park Drive
Austin, Texas 78754

P.O. Box 149012
Austin, Texas 78717

Internet Address: www.traviscad.org

Main Telephone Number (512) 834-9317
Appraisal Information (512) 834-9318
TDD (512) 836-3328